

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF GATEWAY TO L.A. PBID INC.
CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION
May 11, 2006**

The board of directors meeting of Gateway to L.A. PBID, Inc. a California nonprofit mutual benefit corporation was held on May 11, 2006 at 8:00 a.m. at the Crowne Plaza LAX at 5985 W. Century Blvd., Los Angeles.

37 individuals attended the meeting as follows:

- Grant Coonley, Hilton Los Angeles Airport
- Shahid Kayani, Holiday Inn LAX
- Harris Chan, Westin LAX
- Greg Lehman, Renaissance Montura Hotel
- Steve Wade, Ace Parking
- Cindy Boulton, Radisson LAX
- Larry Byars, LAX Marriott
- Erikk Hilgert, LAX Marriott
- Bobby Kuhns, LAX Marriott
- Conrad Klingenstein, Jamison Services
- Sandy Diaz, AMB Property Corp.
- Bill Geary, Carlsberg Management
- Karin Howell, Carlsberg Management
- Teresa Reyes, Arden Realty
- Tamara Rosenberg, Arden Realty
- Susan Rodriguez, Arden Realty
- Brooke Lauter, Arden Realty
- Josh Warthman, The Parking Spot
- Travis Thomas, LAT Investments
- Lisa Wellik, Los Angeles World Airports
- Paul Verduin, Courtyard by Marriott
- Shawn Lester, Courtyard by Marriott
- Connie Bass, The Encounter Restaurant
- Jeanne Breunig, LAWA – RAD
- Richard Lutz, Real Estate Consultants
- Lourdes Romero, LAWA / RAD
- Seymour Kahn
- Richard Moon, CPA
- Susan Collette, LAWA
- Jack Lott, Destination Shuttle
- Officer Tom Wicks, LAPD
- Edgar Saenz, Rep. Maxine Waters

- John Brady, Area Rep. for Mayor Antonio Villaraigosa
- Mary Cynar, Mayor's office
- Kathryn Frengs, Field Deputy - Councilman Bill Rosendahl
- Jim Sakalis, Gateway to L.A.
- Laurie Hughes, Gateway to L.A.

1. WELCOME / INTRODUCTIONS

Grant Coonley welcomed the attendees and introduced representatives from various elected officials offices and LAPD.

2. PUBLIC COMMENTS

No comments from the public.

3. APPROVAL OF MEETING MINUTES – March 9, 2006

The minutes of the March 9, 2006 board of directors meeting were approved as presented.

4. RESOLUTION TO ELECT NEW BOARD MEMBER

Board members voted unanimously to elect Cindy Boulton from the Radisson LAX Hotel to serve on the board of directors.

5. RESOLUTION TO ADOPT PUBLIC MEETING RULES

Board members voted unanimously to adopt public meeting rules an opportunity for the public to address the Board of Directors on agenda items at the beginning of each meeting, requiring the public to submit a speaker card and limiting public speaking to a cumulative total of up to 5 minutes.

6. 2005 FINANCIAL REPORT

Richard Moon, CPA for Gateway to L.A., presented an abbreviated financial statement for 2005 including the Statement of Financial Position, Statement of Activities and Statement of Cash Flows for the years ended December 31, 2005 and 2004. A full copy of the Financial Statement is available upon request.

7. EXECUTIVE DIRECTOR'S REPORT

Laurie Hughes reported on several items that were included the Executive Director's month report including the following:

Ambassador Program

Total Contacts March '06 - 1108 vs. '05 - 850; April '06 – 1038 vs. '05 - 737

Operating 3 shifts – 7:00 – 3:00

12:00 – 8:00

3:00 – 11:00

Jim Sakalis is working with Universal Protection Services to implement the Detect System at member properties.

Ocean Express

Ridership – March '06 - 4,399 vs. '05 – 3,545 --- 24% increase

April '06 – 3,741 vs. '05 – 3,345 --- 12% increase

Summer Hours – Effective June 1st – Starting at 10:00 a.m.
Last run at 10:00 p.m.

New Schedules will be available on June 1st. We are adding a page promoting the Steakhouses on Century Blvd. to the schedule.

Gateway to Lunch materials

New Promotional materials will be distributed to office buildings on Friday.

LA Business Journal Ad

LABJ ads started running on April 17th. The coloring in the launch ad did not print as it was designed due to a LABJ production department problem. LABJ ran the ad again **at no cost** during the week of May 1st.

2006 Projects

- The LA Inc. / AMEX / Gateway to L.A. Coupon Book will be available in June. We have 43 participating merchants in Manhattan Beach who are offering discounts in the coupon book.
- Federal Family Assistance Plan for Aviation Disasters – we are assisting LAWA and 4 of our major hotels in setting up a plan in the event of an Aviation Disaster. A non-binding memorandum of understanding is being drafted by LAWA for review of the participating hotels.

8. LOS ANGELES BUSINESS JOURNAL CO-OP AD CAMPAIGN

Brooke Lauter, Vice President of Corporate Communications for Arden Realty, presented the ad layouts for the New Century co-op advertising campaign in the Los Angeles Business Journal. The campaign will run 18 “island” size ads over a one year period. The “launch” ad ran the week of April 17th and the subsequent ads will run every 3 weeks. Total cost of the campaign is \$110,000 which includes a \$20,000 cost for design. The campaign is a co-operative effort with 5 office building owners and Gateway to L.A. Supplementing the ad campaign will be a postcard mailing to Westside brokers timed to hit the same day the ads run.

9. HOTEL CONSOLIDATED SHUTTLE PROGRAM

Jack Lott, President of Destination Transportation, gave a presentation on the new hotel consolidated shuttle program which officially began on May 2nd. While the first two weeks of service had some bumps, operations have smoothed out. Due to the high volume of users, more shuttles are needed and 15 new drivers hired. Drivers are receiving more in tips with the new consolidated service and approximately 20% have been able to quit second jobs due to the increase in pay.

Several hotel managers thanked Jack for his efforts in putting this program together and agreed that the new system is running smoothly.

10. NEW BUSINESS

- LAWA proposal for next step in Shuttle Consolidation – Susan Collette, with Los Angeles World Airports, announced that LAWA would be proposing to the Board of Airport Commissioners a plan to make the Hotel Shuttle Consolidation mandatory for all hotels and to implement a significant increase in trip fees for hotels not participating.
- Manchester Square Demolition Projects – Lourdes Romero, with Residential Acquisition Dept of LAWA, announced the schedule for demolition of approximately 141 single- and multi- family properties in the Manchester Sq. and 9 properties in the Belford Square areas. Demolition is expected to be complete by April of 2007.
- Grant Coonley's closing remarks included an update on recent labor activities at several of the area hotels.

Meeting adjourned.